

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, September 17, 2019, **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, D. Marshall
Others Noticed: T. Pinion, E. Geick, E. Truman, Dave Mitchell, Tom Turbett, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve August 20, 2019 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearing

- a. Public Hearing to consider a request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side Attached Single-Family residential dwellings in an R-3 Three- and Four-Family Residential zoning district, located at 1320/1322 Lake Street, City of Baraboo, Wisconsin.
- b. Public Hearing to consider a request by Beancounter Investments, LLC for a Conditional Use Permit for an electronic variable message sign at the Sauk County Innovation Center at 201 8th Avenue, in a B-1 Central Business zoning district, City of Baraboo, Sauk County, Wisconsin.

4. New Business

- a. Request for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side Single-Family Attached Residential Dwellings in an R-3, Three- and Four-Family Residential zoning district, located at 1320/1322 Lake Street, City of Baraboo, Wisconsin, by D Mitchell LLC.
- b. Review and Approve a two lot Certified Survey Map for side-by-side attached single-family residential dwellings at 1320/1322 Lake Street, in an R-3 One- to Four-Family Residential zoning district, by D Mitchell LLC.
- c. Request for Conditional Use Permit for an Electronic Variable Message Sign for the Sauk county Innovation Center at 201 8th Avenue, in a B-1 Central Business zoning district, by Beancounter Investments LLC.
- d. Consider the Elimination of Automobile Sales & Service as a Permitted Use in a B-2 Neighborhood Business District.

5. Adjournment

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
Agenda Posted by Kris Jackson on September 11, 2019

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting August 20, 2019

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Jim O'Neill, and Tom Kolb. Pat Liston and Dee Marshall were absent.

Also in attendance were Tom Pinion, Ed Geick, Emily Truman, Oleg Boukhankov, Anna Pulling, Karla & Josh Reinhardt, Ben Oestrich, Tom Greve, Dave Parchem, Jamie Phephles,

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Franzen to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Franzen to approve the minutes of the July 16, 2019 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings:

- a. Public Hearing to consider a request of Dennis Hahn, d/b/a Good Karma Ltd. For a Conditional Use Permit to convert the existing two-unit condominium to two side-by-side single-family residential dwellings in an R-1A Single-Family Residential zoning district, located at 511/513 10th Avenue, City of Baraboo, Wisconsin - There being no speakers, the hearing was declared closed.
- b. Public Hearing to consider a request by St. John's Lutheran Church for a Conditional Use Permit for an electronic variable message sign at St. John's Lutheran School at 515 5th Street, in an R-1A Single-Family Residential zoning district, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. Request for Conditional Use Permit to convert the existing two-unit condominium at 511/513 10th Avenue to two-side-by-side single-family attached residential dwellings in an R-1A Single-Family Residential zoning district, by Good Karma Ltd. – Tom Greve, Grothman Associates introduced himself to the Commission. Pinion presented the background for this request. He said that this is the third and final condominium conversion. It was moved by Kolb, seconded by Franzen to approve the conditional use request as presented. On roll call vote for the motion, Ayes – Wedekind, Thurow, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 5-0.
- b. Review and approve a two lot Certified Survey Map for side-by-side single-family attached residential dwellings at 511/513 10th Avenue, in a R-1A Single-Family Residential zoning district, by Good Karma Ltd. – Pinion presented the CSM to the Commission. It was moved by Franzen, seconded by O'Neill to approve the CSM as presented. On roll call vote for the motion, Ayes – Thurow, Franzen, O'Neill, Kolb, and Wedekind. Nay – 0, motion carried 5 – 0.
- c. Request for Conditional Use Permit for an Electric Variable Message Sign at St. John's Lutheran School at 515 5th Street, in an R-1A Single-Family Residential zoning district, by St. John's Lutheran Church – David Parchem, representing St. John's introduced himself to the Commission. Pinion presented the background regarding the request to the Commission. Kolb stated that the variable message sign approved for the Church of Nazarene had conditions such that it had to be off by 10:00 p.m., 30 seconds between messages, and no graphics. He felt that this request should follow the same conditions. The amount of illumination was questioned. Bill Rupp of LaCrosse Signs introduced himself to the Commission and gave details of the existing sign illumination. Rupp then gave details of the requested sign and how it could be programmed. Franzen questioned the size of the proposed sign. David Parchem said that this sign is the second design and is smaller than the first. He said that he feels that it fits the area well given the size of the building and less intrusion than on the corner of 5th and Elizabeth. Franzen said that making the sign a little shorter and due to the limited parking in front of the school, he feels that the sign would still be very visible. Parchem said that the proximity of the sign and the knoll in the road gives the sign very good visibility from both intersections as approaching from a distance. He said he would like to keep the sign the size that is being proposed if possible. It was stated that the proposed sign is within the parameters of the code. O'Neill agrees that sign seems too big and would like to see something less intrusive. Kolb moved to allow the variable message sign, providing that it is not on before 5:30 a.m., off by 10:00 p.m., there is at least 30 seconds between message change, and no graphics. Thurow seconded the motion. On roll call vote for the motion, Ayes – Kolb, Wedekind, and Thurow. Nay – Franzen, and O'Neill, motion carried 3-2.
- d. Request to Rezone Lots 5 & 6, Block 1, Peck's Addition to the City of Baraboo, located at 302 8th Street on the southeast corner of 8th and East Streets, from NRO-Neighborhood Residential/Office to B-2 Neighborhood Business or B-3 highway Oriented Business to allow the property to be used for the sale of automobiles by Oleg Boukhankov, d/b/a Absolute Auto Repair and Sales, LLC – Anna Pulling, Absolute Auto introduced herself to the Commission. Pinion said that this property is currently The Red Shed and Wild Apples. The property is currently zoned NRO, Neighborhood Residential Office, with limited permitted and conditional uses, and neither of those listed contain automobile sales as a permitted or a conditional

use. He said that the applicants have an acceptable offer to purchase contingent upon zoning. The applicants are here to request it to be rezoned to a zoning classification that will allow the sale of automobiles. O'Neill said he would not want an automobile business in a central residential district, he feels it would be incompatible. Franzen agrees with O'Neill. Kolb also agrees, he doesn't feel that B-2 or B-3 would be compatible in this area. Pulling asked if it were possible to change the zoning with conditions. Kolb said that he would be opposed no matter what. Pulling asked for specific concerns. O'Neill said that he wants to preserve the residential character of the neighborhood and not turn it into commercial district. Pulling felt that there is a business know. O'Neill said that the business has been there for years and he does not want to see another one. Pinion said that the existing business is a legal non-conforming, and still exists because it was grandfathered in. Pulling feels that it is unfair to the owners that want to sell the property. O'Neill said that someone to build a residential home on the site. Franzen said that he would be opposed to any business, unless an owner-occupied office, such as insurance. Pulling asked if she lived there, could she sell cars. Franzen said that it states office; therefore, it would not be allowed. Wedekind would not be interested in anything other than residential. Pulling said that this intersection is very busy for residential, and is the reason she feels a business would be a good fit, with only approximately 15 cars on the lot and they would make it look nice. Franzen said that it is not always the first person that comes onto a property, but people that come after. Jamie Phephles, ReMax, listing agent for the owner said he respects the Commission's decision if they don't want to make for this particular purpose; however, the owner of the property, as you know, gives her very limited possibility to sell this property. He said no one is going to purchase this property and keep it as a floral shop. Even a car lot that will be nice and appealing would be much improved upon what is currently there. Kolb did not agree. Phephles questioned is the owner could apply for some type of zoning other than what is currently is zoned at now that would allow the use of another potential business. Attorney Truman said that this is outside of the scope of what is being discussed today and she suggested that if Phephles had questions about things that are not on the agenda he could come in a speak with the Zoning Administrator. It was moved by Kolb to deny the proposed zoning change and forward a negative recommendation to Council. The requests dies for lack of second.

- e. Consideration of a Request by Karla and Josh Reinhardt, LC to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to convert the existing office building, located at 1208 9th Street in a B-3 Highway Oriented Business zoning district, to a Family Day Care Center – Karla Reinhardt introduced herself to the Commission. Pinion said that the Reinhardt's currently operate a family daycare center on 3rd Avenue and they are looking for a place to continue the business away from their home. He said that this property is the former home of D&S Dental and has been vacant for 4 or 5 years. He said the Reinhardt's have purchased the property and the State's Licensing Agent look at the building, the property meets the minimum requirements for a family daycare center. Ms. Reinhardt presented her background in the daycare business to the Commission. It was moved by Kolb, seconded by O'Neill to approve a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to convert the existing office building located at 1208 9th Street in a B-3 Highway Oriented Business zoning district to a Family Day Care Center as requested. On roll call vote for the motion, Ayes – O'Neill, Kolb, Wedekind, Thurow, and Franzen. Nay – 0. Motion carried 5-0.

Adjournment - It was moved by O'Neill, seconded by Kolb to adjourn at 5:49 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

PLAN COMMISSION ITEM SUMMARY
September 17, 2019

SUBJECT: REQUEST FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS IN AN R-3, THREE- AND FOUR-FAMILY RESIDENTIAL ZONING DISTRICT, LOCATED AT 1320/1322 LAKE STREET, CITY OF BARABOO, WISCONSIN, BY D MITCHELL LLC, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEMS A & B: Dave Mitchell is the owner of the duplex that is currently under construction on this lot and he would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REQUEST FOR CONDITIONAL USE PERMIT FOR AN ELECTRONIC VARIABLE MESSAGE SIGN FOR THE SAUK COUNTY INNOVATION CENTER AT 201 8TH AVENUE, IN A B-1 CENTRAL BUSINESS ZONING DISTRICT, BY BEANCOUNTER INVESTMENTS LLC.

SUMMARY OF ITEM C: The owners of the Sauk County Innovation Center would like to replace the existing monument sign at the former MBE Office, located on the southwest corner of 8th Ave and Broadway. The proposed sign include a 12 sq ft electronic variable message sign and all such signs are regulated as Condition Use Permits. Following is an excerpt from the definitions section of our Zoning Code:

Electronic Variable Message Sign. A sign that displays messages where the message may be changed electronically, either by using a frame by frame display or by scrolling the message. This sign shall not change the message displayed at intervals of less than two seconds, not shall a scrolling message travel at a rate slower than 16 light columns per second or faster than 32 columns per second. This sign shall only display letters or numbers of no art animations or graphics may be displayed. This sign shall not contain, include or be illuminated by lights or illuminations that flash, scintillate, blink, flicker, vary in intensity, nor shall such signs be illuminated to a degree of brightness that is greater than necessary for adequate visibility, using standards applied by the Wisconsin Department of Transportation.

For comparison sake, the following is a summary of the DOT's standards for variable message signs as contained in Section 84.30(4)(bm) Stats, which basically says the message must be:

- completely static while displayed
- be displayed for 6 seconds or more
- change within 1 second
- lighted only to the brightness needed to make it visible, so that it is not hazardous to motorists – must not flash

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: CONSIDER THE ELIMINATION OF AUTOMOBILE SALES & SERVICE AS A PERMITTED USE IN A B-2 NEIGHBORHOOD BUSINESS DISTRICT.

SUMMARY OF ITEM D: At last month's meeting, the Plan Commission considered a request to rezone property on 8th Street to allow a proposed use for Automobile Sales and Service. The use is included in the respective lists of Permitted Uses in both B-2, Neighborhood Business and B-3, Highway Oriented Business. A couple of members expressed concern about the appropriateness of this specific use in a B-2 Neighborhood Business District. A Zoning Code Amendment would be necessary to eliminate this use from Permitted Uses in a B-2 district.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.11 – Zoning Changes and Amendments

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ACTION: Forward to Common Council for a Public Hearing on the Rezoning with a recommendation to removed Automobile Sales and Service from the list of Permitted Uses in a B-2 zoning district.

As prepared by:

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **719-392**

DRAFTED BY: T. KASPER

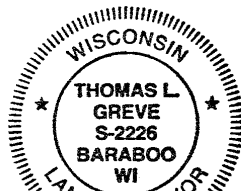
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PROJ. 413-140

DWG. 719-392

SHEET 1 OF 2

SEAL:



Thomas L. Greve
8/12/19

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING LOT 4, 1st ADDITION TO SPRINGBROOK HILLS REPLAT, LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 12, T. 11 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 14,755 SQ.FT. - 0.33 ACRES

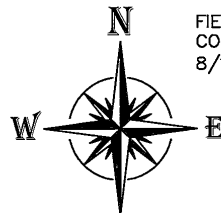
SCALE: 1" = 30'
0 15' 30' 60'

LEGEND

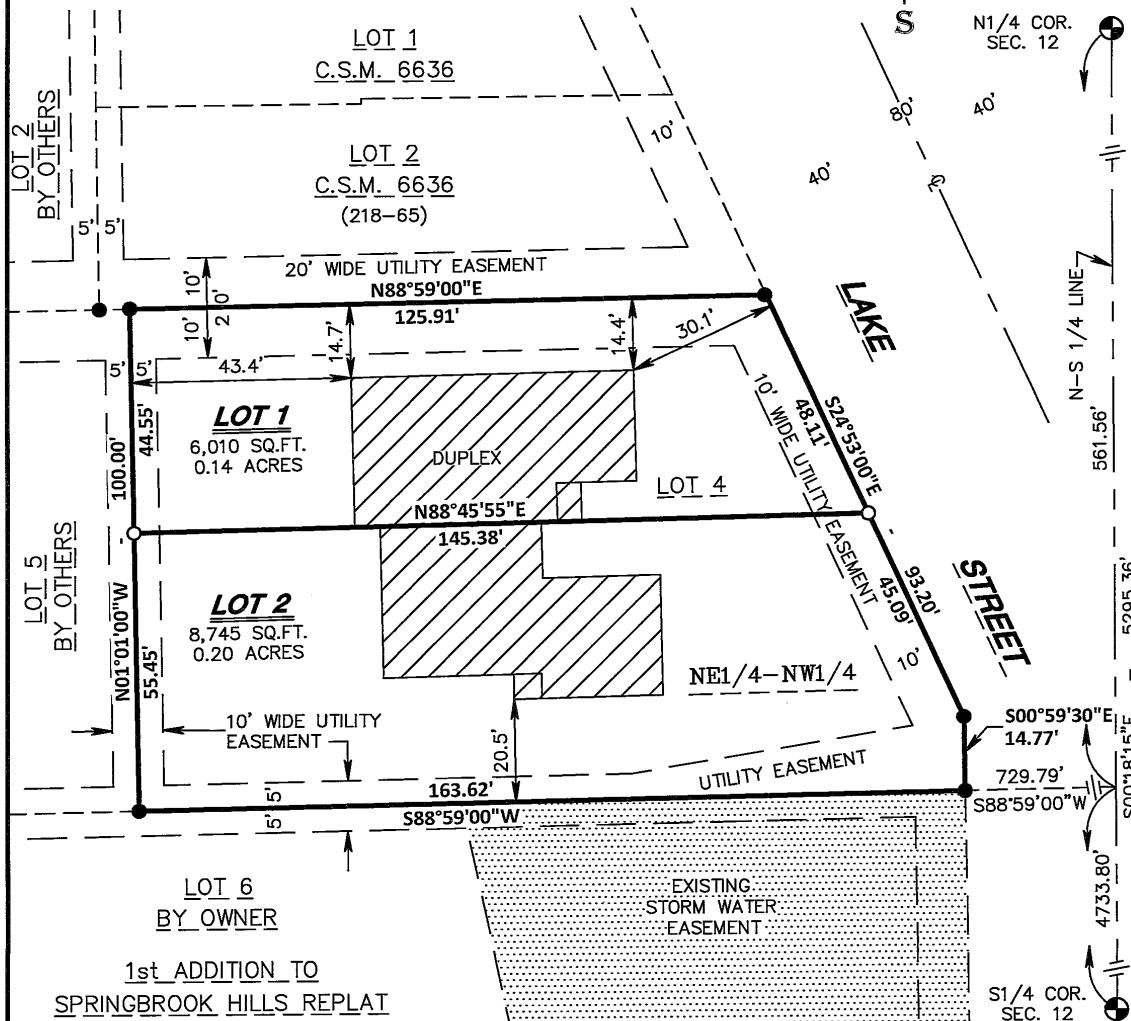
- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊕ STANDARD HARRISON MON. FND. & WITNESSES FND. AND VERIFIED

BASIS OF BEARINGS:

IS THE N-S 1/4 LINE OF SECTION 12 WHICH BEARS S00°18'05"E PER 1st ADDITION TO SPRINGBROOK HILLS REPLAT



FIELD WORK COMPLETED
8/1/2019



CLIENT/OWNER:

D MITCHELL LLC
PO BOX 102
1020 8th STREET
BARABOO, WI 53913

As prepared by:

**GROTHMAN
& ASSOCIATES S.C.**
LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 719-392

DRAFTED BY: T. KASPER

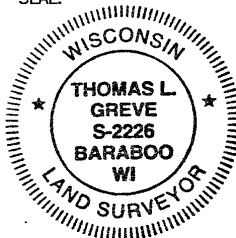
CHECKED BY: TG

PROJ. 413-140

DWG. 719-392 SHEET 2 OF 2



SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING LOT 4, 1st ADDITION TO SPRINGBROOK HILLS REPLAT, LOCATED IN THE NE1/4 OF THE
NW1/4, SECTION 12, T. 11 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 14,755 SQ.FT. - 0.33 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **D Mitchell LLC**, I have surveyed, monumented, mapped and divided Lot 4, 1st Addition to Springbrook Hills Replat located in the Northeast Quarter of the Northwest Quarter of Section 12, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.

Containing 14,755 square feet (0.33 acres), more or less. Being subject to servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

Thomas L. Greve

THOMAS L. GREVE

Professional Land Surveyor, No. 2226

Dated: August 12, 2019

File No.: 719-392

PLAN COMMISSION RESOLUTION

RESOLVED that this Certified Survey Map in the **City of Baraboo**, Sauk County, Wisconsin is hereby approved by the Plan Commission.

Mayor

Date

City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**, Wisconsin, this _____ day of _____, 20_____.

City Clerk

Date

CLIENT/OWNER:

D MITCHELL LLC
PO BOX 102
1020 8th STREET
BARABOO, WI 53913

City of Baraboo
101 South Blvd.
Baraboo, WI 53913
(608) 355-2730 phone
(608) 355-2719 fax

SIGN PERMIT APPLICATION

Permit # _____
Fee Paid \$ 250.00
Receipt # 2001683

Date of Application: 7-30-19

1. Applicant Name: MBE CPAs

Address: Po Box 163 Baraboo, WI 53913

Phone: 608-356-7733 Email: hbrandt@mbecpa.com

2. Property Owner Name: Tim Moy

Owner Address: Po Box 163 Baraboo, WI 53913

Owner Phone: 608-356-7733 Owner Email: hbrandt@mbecpa.com

3. Address of Site: 201 8TH AVE

4. Parcel Number of Site: _____

5. Accurate legal description of site (state lot, block, and recorded subdivision or metes and bounds description): _____

6. Name of persons/company erecting the sign: SIGNARAMA, APPLETON /

RAINBOW SIGNS, VIS DECS

Address: 2428 W. NORDALE DR APPLETON, WI 54914

Phone: 920-739-7446 Email: rainsign@hotmail.com

7. Attach a scale drawing of the proposed sign showing the sign dimensions, the materials to be used, lettering, colors and type of illuminations, if any, and the method of construction and attachments.

8. Attach a scale site drawing of the proposed sign location on the site, location of lot lines, existing buildings, and existing signs on the same property.



Specifications

Moy Borchert - New Cabinet w/EMC

- New custom aluminum cabinet with (2) custom aluminum channel cabinets with internal LED lighting, polycarbonate faces and translucent vinyl graphics.
- Tenant Panels - .080 black aluminum panels mounted to front of cabinet with 1/2" standoffs. (REMS to be vinyl).
- 10mm electronic message center with 60x180 matrix or 16mm with a 36x108 matrix.



Existing Sign - 3 tenant panels
(2) 8'(w) x 2'(h), (1) 8'(w) x 3'(h)

Signarama Appleton
The way to grow your business.

920.739.7446

2428 W. Nordale Dr.
Appleton, WI 54914

Signarama-Appleton.com

Client _____

Rainbow Signs

Project _____

14278Q _ New EMC Upgrade

Date: 6/10/2019

File Name: 14278Q _ New EMC

Page: 1

Revision: 4

Scale: 1:10

File Drawn By: Travis T.



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Signarama-Fond Du Lac
FLYWAY SIGNS & LIGHTING

Night View



Specifications

Moy Borchert - New Cabinet w/EMC

- New custom aluminum cabinet with (2) custom aluminum channel cabinets with internal LED lighting, polycarbonate faces and translucent vinyl graphics.
- Tenant Panels - .080 black aluminum panels mounted to front of cabinet with 1/2" standoffs. (REMS to be vinyl).
- 10mm electronic message center with 60x180 matrix or 16mm with a 36x108 matrix.

Appleton
Signarama
The way to grow your business.

920.739.7446

2428 W. Nordale Dr.
Appleton, WI 54914

Signarama-Appleton.com

Client _____

Rainbow Signs

Project _____

14278Q_ New EMC Upgrade

Date: 6/10/2019

File Name: 14278Q_ New EMC

Page: 2

Revision: 4

Scale: 1:10

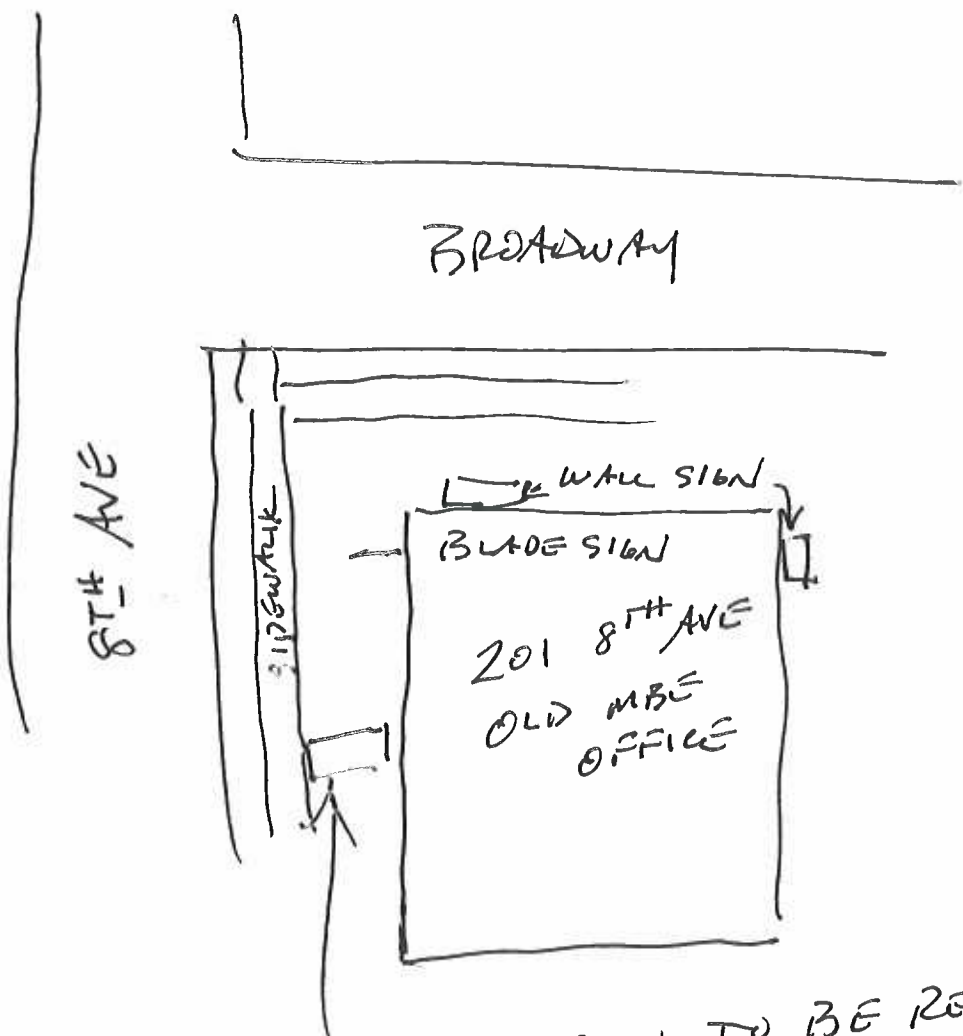
File Drawn By: Travis T.



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SAUK COUNTY, WISCONSIN
**SIGNARAMA-FOND DU LAC
FLYWAY SIGNS & LIGHTING**



EXISTING SIGN TO BE REMOVED -
NEW SIGN ON SAME FOOTING

17.28 **B-2 NEIGHBORHOOD BUSINESS DISTRICT.** (2514 03/12/19)

- (1) **PURPOSE.** The B-2 Neighborhood Business District is established to provide for sewer commercial activities having minimal visual and physical impacts on neighboring residences. These impacts include off-street parking, traffic flow and hazards, odors, hours of operation, and quality of life.
- (2) **PRINCIPAL PERMITTED USES.**
 - (a) Bed and Breakfast establishments.
 - (am) Pet Grooming.
 - (b) Cemeteries, crematoriums, and funeral homes.
 - (c) Churches.
 - (d) Colleges or universities.
 - (e) Community living arrangements.
 - (f) Dry cleaning establishments.
 - (g) Eating establishments (TYPE 1).
 - (h) Florists.
 - (i) Funeral homes.
 - (j) Hospitals, nursing homes.
 - (k) Libraries.
 - (l) Museums.
 - (m) Neighborhood community centers.
 - (n) Nursery, elementary and secondary schools, whether public, private or parochial.
 - (o) Parks or playgrounds.
 - (p) Professional Offices.
 - (q) Residential units above B-2 businesses.
 - (r) Clinics.
 - (s) Beauty shops, barber shops and accessory uses such as manicuring and tanning beds.
 - (t) Tanning salons.
 - (u) Paint, glass, wallpaper stores.
 - (v) Electrical supply and repair shops.
 - (w) Automobile sales/service establishments.**
 - (x) Cabinet shops.
 - (y) Glass shops.
 - (z) Travel Agencies.
 - (aa) Bakeries.
 - (ab) Bicycle shops (sales and repairs).
 - (ac) Gift shops.
 - (ad) Hobby shops.
 - (ae) Photographic equipment/supply stores.
 - (aee) Pet Grooming.
 - (af) Boat sales.
 - (ag) Plumbing, fixture and supply stores, not including outdoor storage.
 - (ah) Trailer sales/rental establishment, not including manufactured homes.
 - (ai) Business offices and services.
 - (aj) Photographic studios.
 - (ak) Real estate offices.
 - (al) Caterers.
- (3) **ACCESSORY USES.**
 - (a) Essential services.
 - (b) Gazebos.

- (c) Parking areas directly related to the business.
- (d) Satellite dish antennas.
- (e) Swimming pools with accessory structure.

- (4) **CONDITIONAL USES.**(2509 02/26/19)
 - (a) Club houses or lodges.
 - (b) Commercial greenhouses.
 - (c) Copy shop.
 - (d) Gift shops.
 - (e) Group development. (1983 07/27/99)
 - (f) Home occupations.
 - (g) Laundromats.
 - (h) Locksmiths.
 - (i) Professional offices.
 - (j) Shoe repair shops.
 - (k) Tailors and dressmakers.
 - (l) Convenience stores.
 - (m) Eating establishments - TYPE 1 with drive-thru and/or pickup services.
 - (n) Credit agencies.
 - (o) Credit reporting and collection establishments.
 - (p) Financial institutions.
 - (q) Public administration facilities.
 - (r) Tax return preparation establishments.
 - (s) U.S. Postal Offices.
 - (t) Antique and collector stores.
 - (u) Automotive part stores.
 - (v) Janitorial supplies.
 - (w) Locksmiths.
 - (x) Music stores.
 - (y) Office equipment and supply stores.
 - (z) Radio/TV repair shops.
 - (aa) Sporting and athletic good stores.
 - (ab) Video rental stores.
 - (ac) Optical stores.
 - (ad) Delicatessens.
 - (ae) Civic, social and fraternal associations.
 - (af) Schools (professional, business, technical).
 - (ag) Reserved.

- (5) **LOT SIZE REQUIREMENTS.** None.

- (6) **MINIMUM YARD DIMENSIONS.**

- (a) **Principal Building:**
 1. Street - 25 feet.
 2. Side Yard - the total shall be the lesser of ½ the height or ½ the depth of the building, but in no case less than 20 feet.
 3. Rear Yard - the distance shall be the lesser of ½ the height or ½ the width of the building, but in no case less than 25 feet.
- (b) **Accessory Building:**
 1. Street - 25 feet.
 2. Side Yard - 10 feet where adjacent to a Residential Zoning District, otherwise 3 feet.

3. Rear Yard - 10 feet where adjacent to a Residential Zoning District, otherwise 3 feet.

(7) MAXIMUM LOT COVERAGE.

- (a) Principal Building: 40 percent (40%).
- (b) Accessory Building: 10 percent (10%).

(8) MAXIMUM BUILDING HEIGHT.

- (a) Principal Building Height: Three stories, but not over 35 feet.
- (b) Accessory Building Height: One story, not over 15 feet.